

Freeway Industrial Park

1600-2060 Chicago Ave., Riverside, CA



For Lease

Project Features

- Immediate Occupancy
- Highly Visible Location with Chicago Avenue Frontage
- Excellent Access to Interstates and Freeways
- Close Proximity to Numerous Restaurants and Hotels
- On-site Leasing and Management
- Ground Level Loading



For leasing information, please contact:

Dalida Silverman

Senior Portfolio Manager

DRE# 01209320

Direct (949) 656.4018

Mobile (951) 206.9364

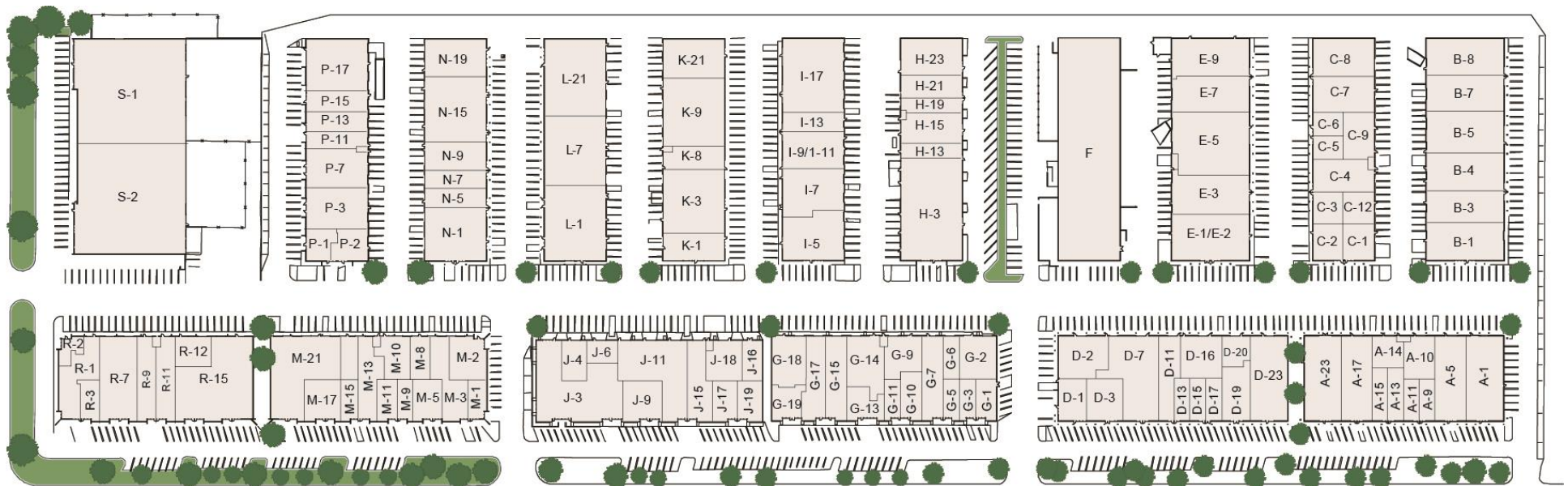
dsilverman@mca-realty.com

Freeway Industrial Park

1600 - 2060 Chicago Ave.
Riverside, CA

Site Map

Available Office Units Available Industrial Units



Available Office/Industrial Units Overview

Uses	Office/Light Industrial/Flex Uses
Parking	Office: 4/1,000 Industrial: 2/1,000
Rent Adjustment	4% Annual
Common Area Maintenance Fee	\$0.15 Per SQ. Ft.
HVAC Maintenance Fee	\$10.00 Per Unit Monthly



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MCA PROPERTY
MANAGEMENT

MCA REALTY

Available Industrial Units

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials
2060 Chicago B-7	4,842	\$ 1.20 psf + \$ 0.15 CAM	\$ 6,546.00 MG	Two offices, reception and warehouse	
1600 Chicago, R-12	1,912	\$ 1.20 psf + \$ 0.15 CAM	\$ 2,581.00 MG	Two Offices and warehouse	
1960 Chicago, D-23	5,654	\$ 1.12 psf + \$ 0.12 CAM	\$ 7,086.00 MG	SUBLEASE through 7/31/27 *** Chicago Frontage	
2060 Chicago, B-3	4,241	\$ 1.20 psf + \$ 0.15 CAM	\$ 5,745.00 MG	Five offices and warehouse	
1860 Chicago, I-5	5,026	\$ 1.15 psf + \$ 0.15 CAM	\$ 6,544.00 MG	Two offices and warehouse	
1860 Chicago, G-2	2,695	\$ 1.20 psf + \$ 0.15 CAM	\$ 3,648.00 MG	Two offices, storage room, kitchenette	

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials
1960 Chicago Ave, D-17	1,309	\$ 1.15 psf + \$ 0.15 CAM	\$ 1,711.00 MG	100% office, reception, office and storage room	



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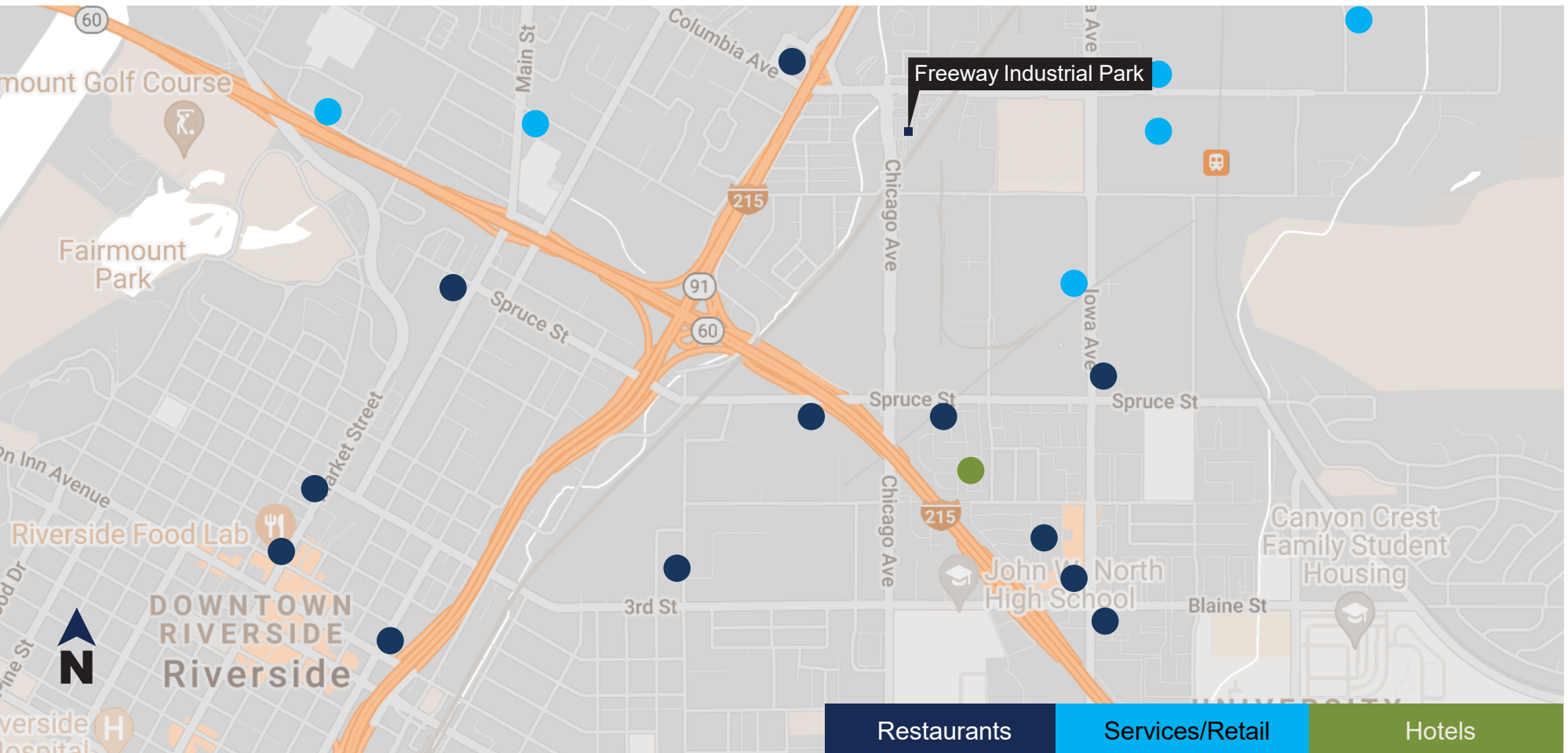
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Amenity Map



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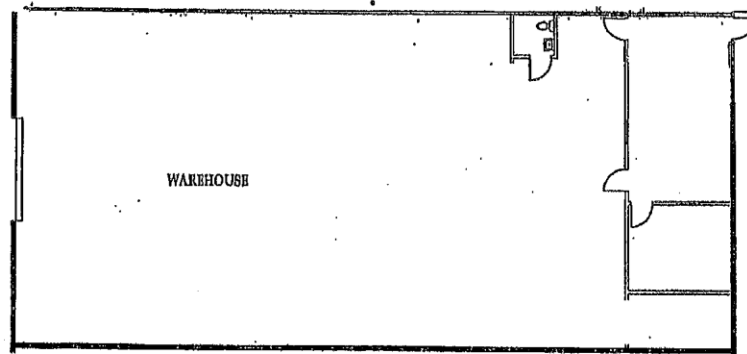
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No warranty or representative has been made to the accuracy of the forgoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

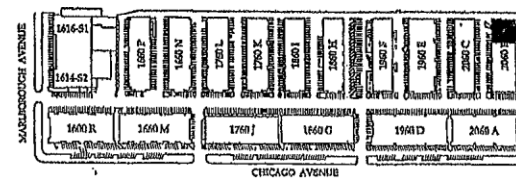


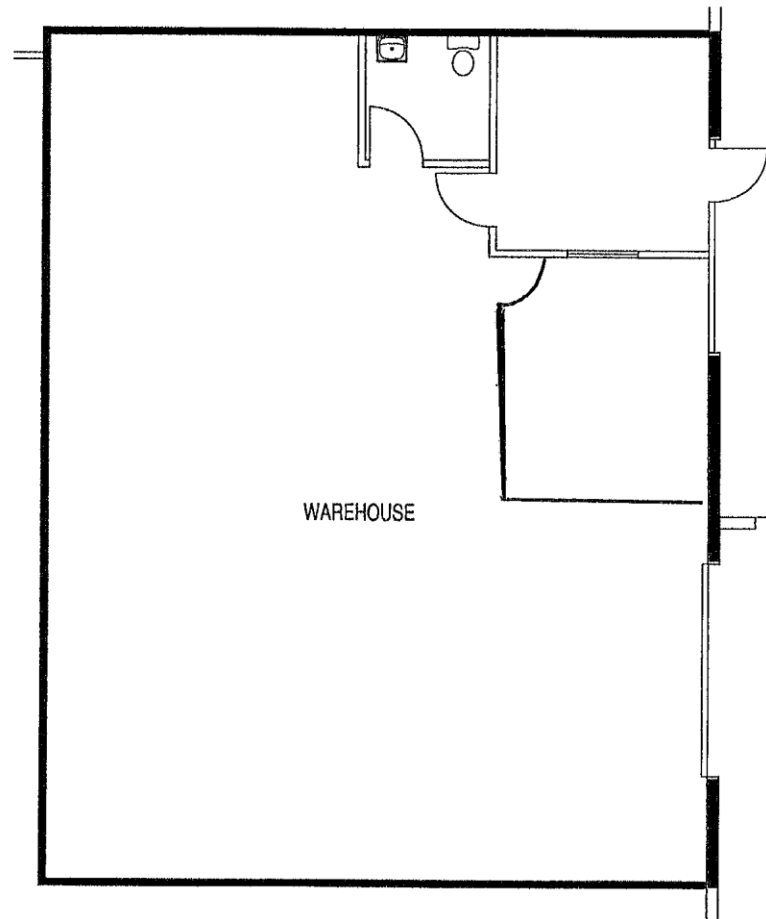
0 5' 10' 15'

SIAIA
SILVERMAN & ASSOCIATES
ARCHITECTS

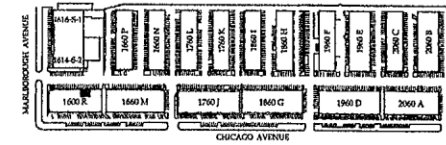
2060 Chicago Ave., Suite B-7
Riverside, California 92507

SITE PLAN





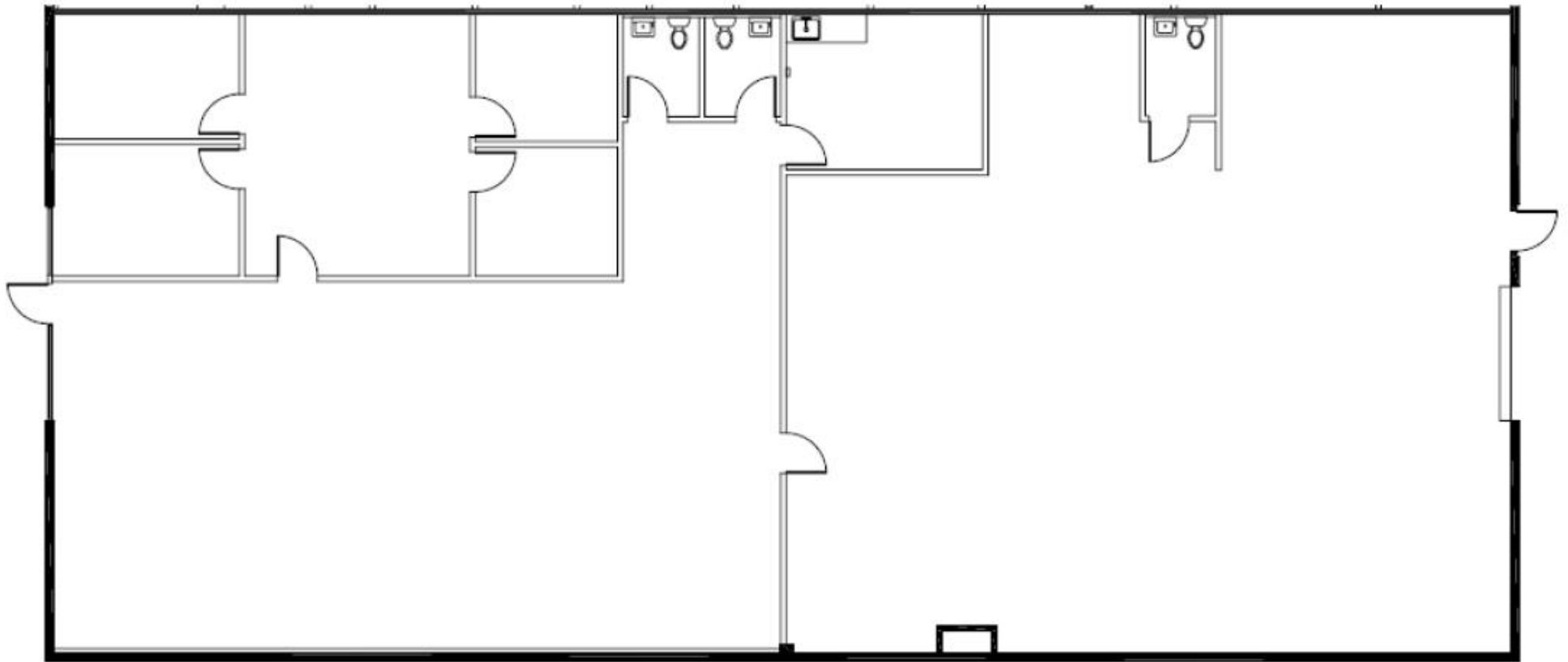
1600 Chicago Ave, Suite R-12
 Riverside, CA 92507



KEY PLAN



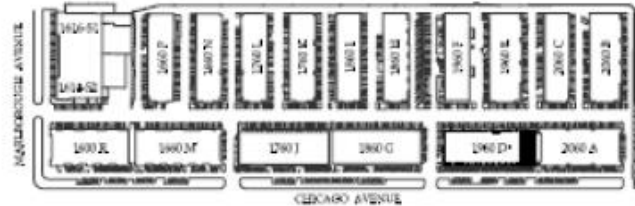
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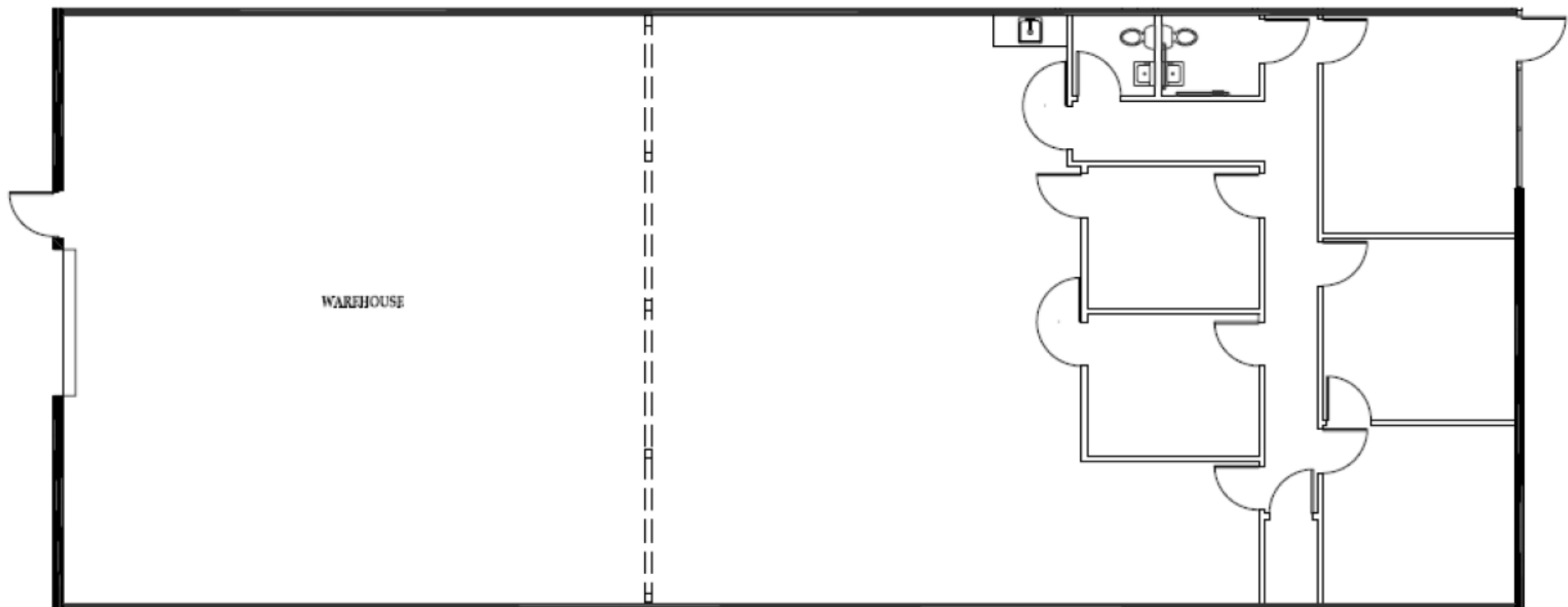


1960 Chicago Ave., Suite D-23&24
 Riverside, California 92507

5,654 Square Feet

SITE PLAN



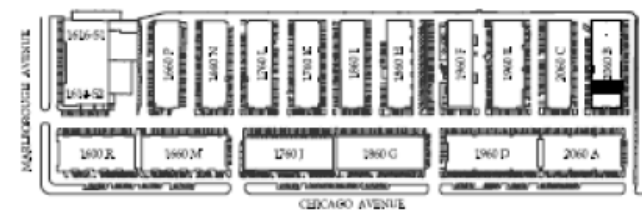


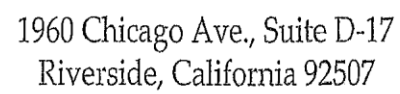
S|A|A
SHLEMMER-ALGAZE ASSOCIATES
ARCHITECTS AND INTERIORS

2060 Chicago Ave., Suite B-3
Riverside, California 92507

4,241 Square Feet

SITE PLAN





MADISON AVENUE

1600 R

1600 M

1600 J

1600 G

1600 F

1600 E

1600 D

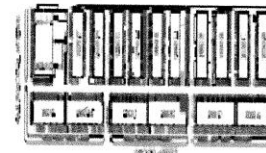
1600 C

1600 B

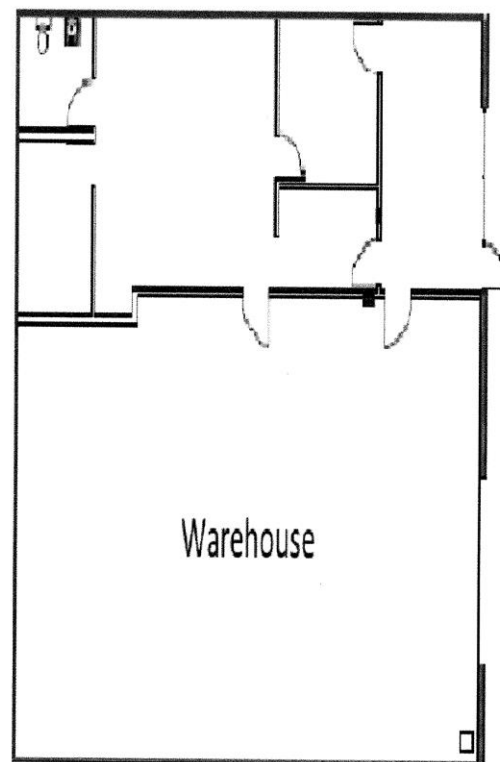
1600 A

CHICAGO AVENUE

FREEWAY INDUSTRIAL PARK



KEY PLAN



1860 Chicago Ave, Suite G-2
Riverside, CA 92507
RSF: 2,695 Square Feet



0 8 16 24

Scale: 1/16" = 1'



RECLAMATION DISTRICT
RIVERSIDE COUNTY
JUAN BARRERA, CLERK
RIVERSIDE, CALIF.